

To the Members of the California State Assembly:

I am signing Assembly Bill 1169, which reinstates a law requiring landlords to give 60 days notice before ending a rental agreement with a tenant who has resided in a dwelling for over one year.

As a landlord for many years, I am acutely aware of the burdens faced by property owners and managers. I support property owners' ability to maximize the use of their properties in an economically advantageous manner. That said, California faces significant challenges in its housing market and I believe that AB 1169 strikes a reasonable balance between the needs of tenants and those of property owners. Most importantly, this bill will better ensure that groups in need of special accommodations, such as the elderly and the disabled, have sufficient time to find new housing when asked to leave their current rental property.

This bill does not change existing law, which ensures the right of landlords to undertake eviction proceedings against tenants that are damaging property, failing to pay rent or violating the law. Further, this law will be in place only until 2010, giving policy makers time to review its impact on both tenants and property owners. I look forward to reviewing this law at that time and making any appropriate alterations.

Sincerely,

Arnold Schwarzenegger